

You are cleared to land at

QUEENSLAND'S NEW REGIONAL AIRPORT



Artist's impression only

**AN OPPORTUNITY TO PURCHASE FREEHOLD HANGAR
SITES IN A MASTER PLANNED AVIATION COMMUNITY**

*Limited Release of Only 89 Hangar Sites
and 14 Non Airside Sites*

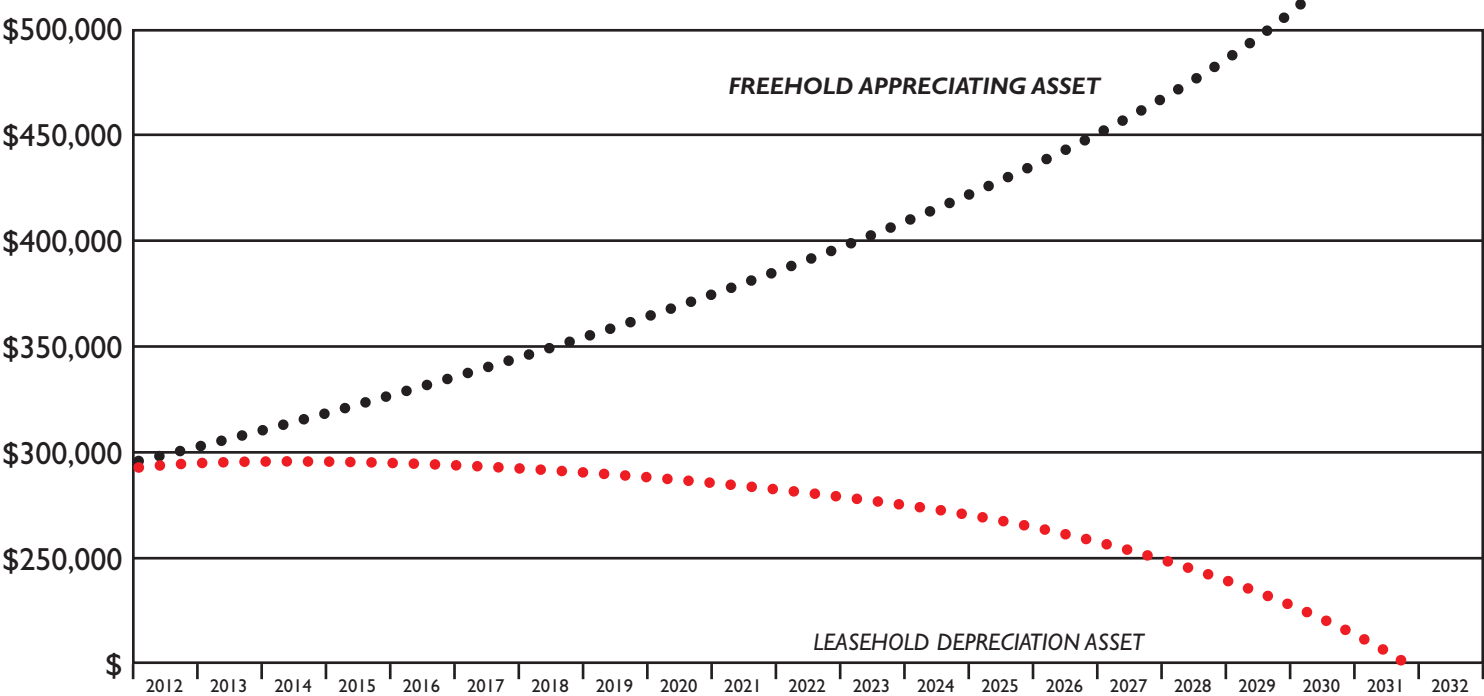
THE LOCKYER VALLEY REGIONAL AIRPORT

"My Kind of Airport"

Invest in an Appreciating Asset – A Modern Well-Planned Aviation Community

Investing in your own freehold hangar site makes sound financial sense compared with most other airports on the east coast of Australia, which only offer up to 20-25 year lease agreements. An investment in the Lockyer Valley Regional Airport with freehold title provides investors and owners with long term ownership and benefits.

Freehold versus Leasehold – The Investment Potential



The above graph shows the estimated long term value of a leasehold hangar site versus a freehold hangar site.

* The above graph is for illustration purposes only and should not be relied on. You should seek financial advice from your accountant or financial advisor.

Example: Based on both assets being originally worth approximately \$300,000.

Based on historical data, an assumption of 5% growth has been applied to the appreciating freehold hangar site.

The graph represents a typical 20-25 year period which is the length of a leasehold hangar site at most general aviation airports.

Another benefit is a freehold hangar site is considered commercial real estate property so they can be purchased in your self-managed superfund if required. We recommend you seek advice from your accountant on structuring this purchase.

LEASEHOLD EXAMPLE

Current ground rent of a hangar of 850sqm at a general aviation airport in south-east Queensland is \$4000.00 per month plus outgoings, landing and air navigation charges and fuel levy. If you pay \$4000.00 per month for 20 years that amounts to \$960,000.00. Then at the end of the lease you are required to hand over, to the airport owners, your hangar or remove it including the foundation and slab. If you want to secure your future position in aviation, **the Lockyer Valley Regional Airport does just that.**

AVIATION – IT’S OUR PASSION TOO...

A Community Airport Designed and Built by Aviators for Aviators

Check the Benefits

- ☒ Own your own freehold hangar site from 1375m² up to 2200m² - non airside 1000m²
- ☒ 45 mins easy freeway driving to Brisbane, 30 minutes to Toowoomba
- ☒ 1230 metres paved east/west runway 09/27 plus 707 metre grass runway
- ☒ Paved taxiways to your hangar lot
- ☒ Salt-free – pollution-free environment
- ☒ Level easy to construct hangar sites
- ☒ No landing charges for hangar owners
- ☒ Excellent all year round weather conditions
- ☒ 5 minutes drive to Woolworths, hotel & shopping centre
- ☒ No built-up areas around airport
- ☒ Security gated access
- ☒ Sensible building covenants for your protection
- ☒ Avgas and Jet A1 available
- ☒ Flood free
- ☒ NBN will be available.
- ☒ Outside Class C airspace – No control tower
- ☒ Very scenic areas to fly over – many lakes and dams



CONTROL YOUR FUTURE IN AVIATION...

- ☒ NO MORE Unfair overpriced GAAP airport sub-leases
- ☒ NO MORE Unfair overpriced GAAP airport landing charges
- ☒ NO MORE Unfair overpriced GAAP airport fuel levies
- ☒ NO MORE Unfair non-renewable GAAP airport sub-leases
- ☒ NO MORE Depreciation Capital Assets

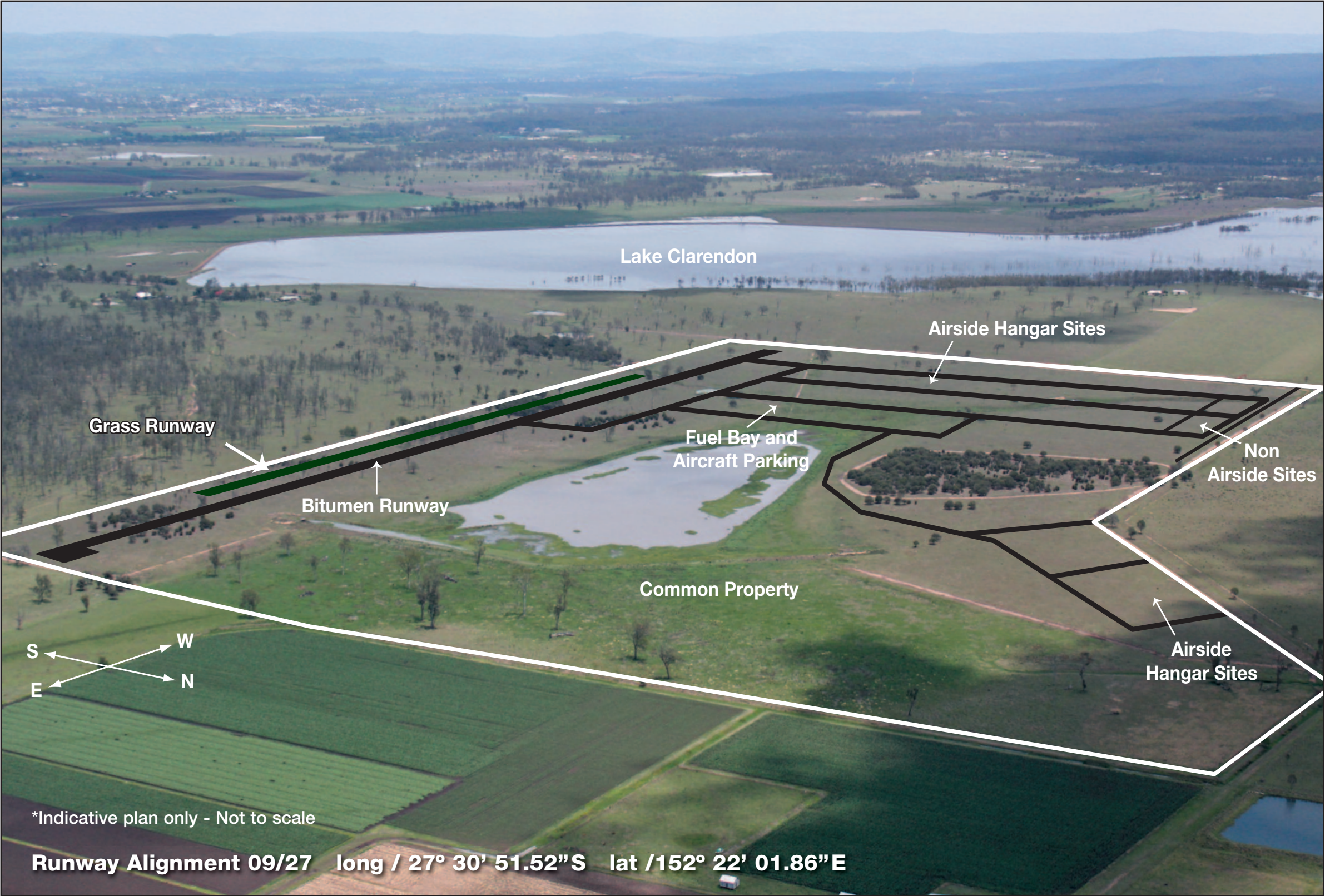
WHAT A BREATH OF FRESH AIR...

Suitable for:-

- | | |
|--|--|
| <input checked="" type="checkbox"/> Aircraft owners, commercial and private operations | <input checked="" type="checkbox"/> Commuter operators |
| <input checked="" type="checkbox"/> Aircraft manufacturers | <input checked="" type="checkbox"/> Mining transfers |
| <input checked="" type="checkbox"/> Aircraft parts suppliers | <input checked="" type="checkbox"/> Fire spotting patrol |
| <input checked="" type="checkbox"/> Aircraft charter | |
| <input checked="" type="checkbox"/> Vintage and ex-military aircraft operations | |
| <input checked="" type="checkbox"/> Aircraft maintenance organisations | |
| <input checked="" type="checkbox"/> Military aircraft maintenance companies | |
| <input checked="" type="checkbox"/> Flight training schools | |
| <input checked="" type="checkbox"/> Fire spotting and fire bombing operations | |
| <input checked="" type="checkbox"/> Helicopter air rescue, air ambulance | |
| <input checked="" type="checkbox"/> Turbo prop & jet aircraft operators | |
| <input checked="" type="checkbox"/> Aircraft restorations | |
| <input checked="" type="checkbox"/> Aviation tech academies | |
| <input checked="" type="checkbox"/> Aircraft hire firms | |
| <input checked="" type="checkbox"/> Helicopter operations and training | |
| <input checked="" type="checkbox"/> Aircraft sales | |
| <input checked="" type="checkbox"/> Scenic – Joy flight operators | |



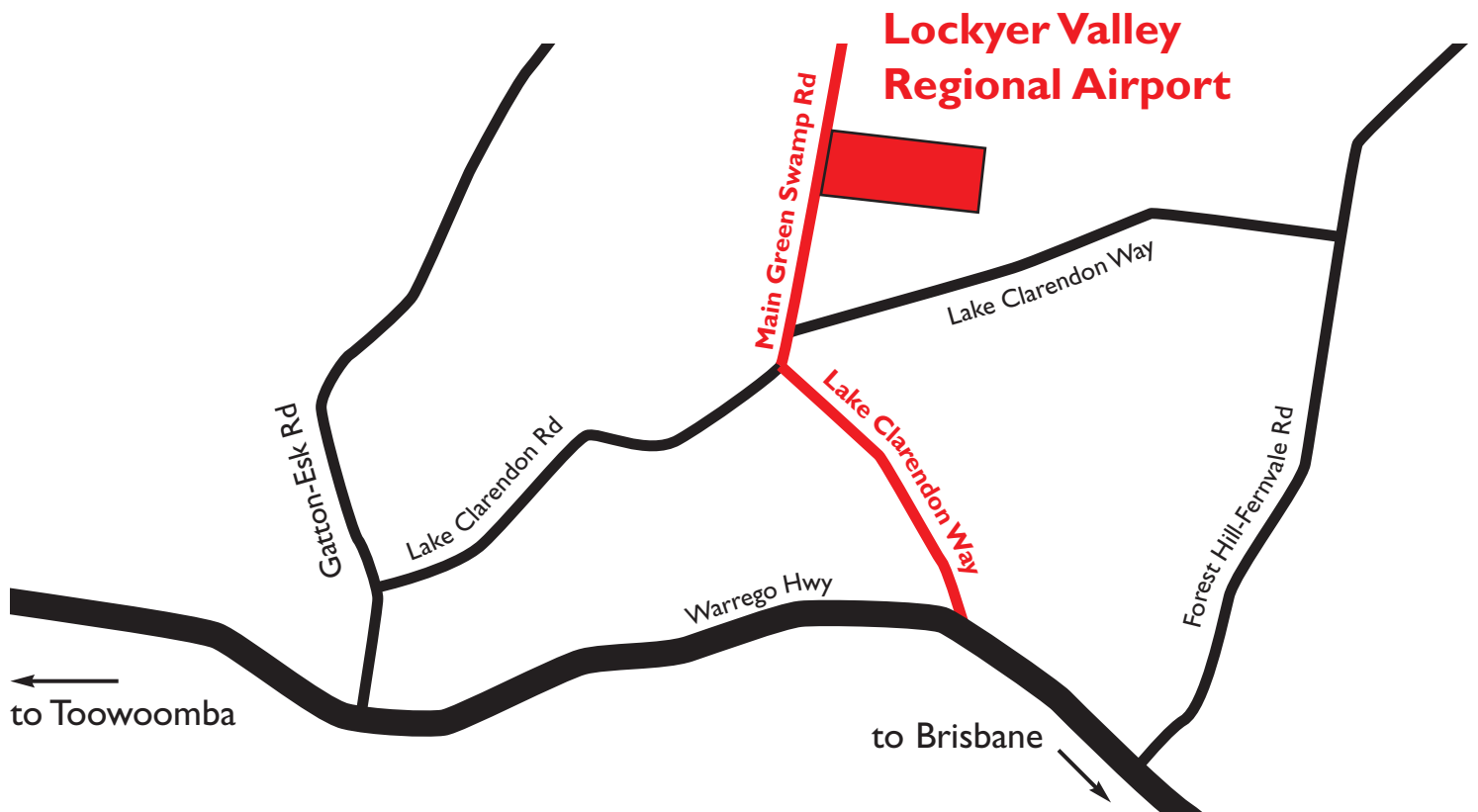
This will be Australia’s newest green airport - 304 acres (123 hectares) of exclusive park-like grounds



- 5 minutes to:
- Woolworths
 - Hardware
 - Tavern
 - McDonalds
 - School
 - Hungry Jack's
 - Motels
 - Specialised Shops
 - Coffee Club
 - BP
 - KFC
 - University
 - Subway
 - Rental Cars







REDUCE YOUR OVERHEADS – INVEST IN YOUR FUTURE EXCELLENT CAPITAL GAINS FOR YOU NOT YOUR SUB-LESSOR LANDLORD



• Pre-construction, off-the-plan sales

• Benefits for early commitments

A superior location between Brisbane and Toowoomba in a high growth corridor of south-east Queensland



Proudly marketed by

BROOKFIELD AGENCIES

Kim Rolph-Smith Mob. 0408 748 773 Ph. 07 3374 1094



Another Quality VNE Aviation Development

For further information and site inspection contact Kim Rolph-Smith

www.lockyervalleyregionalairport.com.au

THE FUTURE OF YOUR AIRPORT INVESTMENT IS GUARANTEED BECAUSE IT IS FREEHOLD.



DISCLAIMER: The purpose of this brochure is to provide general information regarding Lockyer Valley Regional Airport Pty Ltd. It is for information purposes only. When deciding to purchase a hanger in The Lockyer Valley Regional Airport, interested parties must make and rely on their own enquiries and professional advice in relation to, and in evaluation of, anything contained in this brochure. Whilst every reasonable endeavour has been made to ensure the accuracy of the contents of this brochure Lockyer Valley Regional Airport Pty Ltd and their respective employees and agents (collectively called the Owners) do not give any warranty or representation as to the accuracy, completeness, currency or reliability of such contents. The Owners reserve the right to change anything disclosed in this brochure. To the extent permitted by law, the Owners exclude all liability or responsibility for any loss, damage or claim of whatsoever nature or kind (including indirect, special or consequential loss or damage, whether or not such claim results from or involves negligence) suffered or incurred by any person, corporation or other legal entity which arises out of or is connected with the contents of this brochure. If the exclusion of such liability would contravene any law or cause any part of this exclusion to be void, the Owners limit their liability to resupplying information.

Lockyer Valley Regional Airport

Some Frequently Asked Questions

What form of title do I get when I purchase a hangar site?

Freehold community title.

Can I buy a freehold hangar site with my self-managed superannuation fund?

Yes, a freehold hangar site is considered commercial real estate property. We do, however, recommend that you consult with your accountant or financial advisor to ensure the acquisition is in line with the fund's investment strategy.

Is the land under Crown Lease?

No, the land is being subdivided from freehold land by the present owners. It is a freehold lot and not under a Crown or any other type of lease.

Are all hangar sites structured in this way in Australia?

No, most airports in Australia can only offer leasehold arrangements, usually only for 20 to 25 years or less due to the fact that most airports are still owned by the Federal Government who sub-lease the airport to the head lessee who then sub-leases again to the end-user. As Lockyer Valley Regional Airport owns their land they were able to Group title the land and so your investment does not track to zero after 20-25 years. You own your freehold hangar for ever.

How many hangar sites are there?

89 freehold hangar sites.
14 non-airside freehold sites.

Is the hangar site part of a body corporate?

Yes, it is part of the airport Body Corporate.

Are body corporate fees payable?

Yes, body corporate fees are payable according to the size of your allotted hangar site.

Do all hangar sites have electricity?

Yes, but they are individually metered so this charge is payable by the owner of each site.

Are Lockyer Valley Council rates payable?

Yes, as it is freehold property. Individual rates will be paid by the hangar site owner.

Is there a manager looking after the airport?

Yes, there will be an airport manager based in the airport itself. The manager has a caretaking agreement with the Body Corporate.

Who pays the manager?

The Body Corporate pays the airport manager. Airport management costs are included in the body corporate fees.

Is car parking other than public parking provided onsite for each hangar?

Yes, there is ample car parking around the individual hangar sites.

Who pays for runway lighting and internal street lighting?

The Body Corporate pays this from the hangar owners' contributions.

Who is responsible for the ongoing maintenance of the airport?

The Body Corporate.

When is the airport scheduled for completion?

All State and local government approvals are now in place and the airport should be completed in 2012.

Can I live in my hangar?

No, not on a permanent basis. The sites are not for residential purpose. However, hangar owners may, on occasion, wish to overnight from time to time. Most hangar owners will have toilets and kitchen facilities within their hangar complex.

Can I rent my hangar out?

Yes, the Body Corporate must be advised of all leases to a second party so that airport covenants and high standards can be maintained.

If the airport required any maintenance who has to pay?

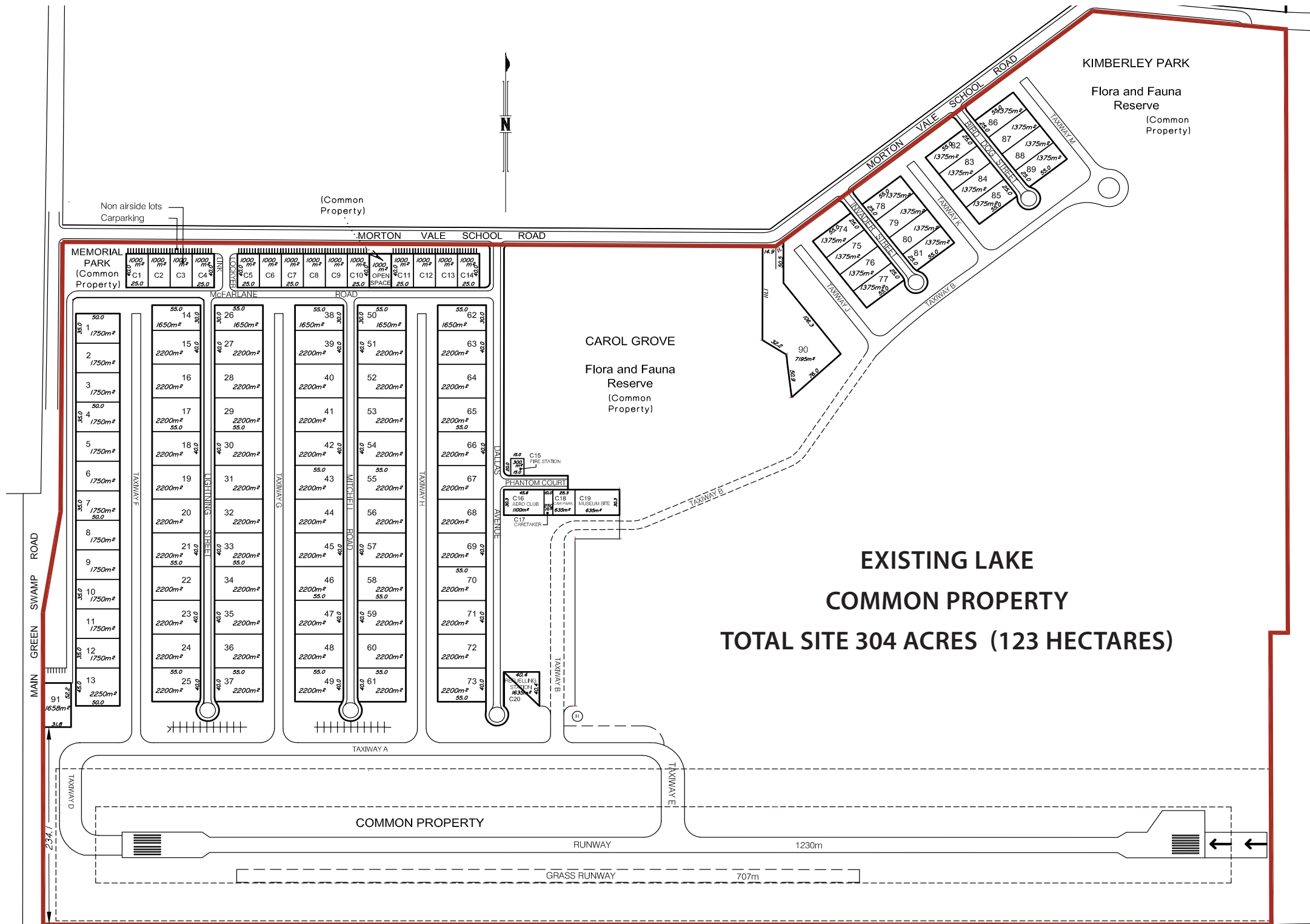
It is unlikely any major maintenance would be required in the first years due to the high standard build. But it is the responsibility of the body Corporate.

Will there be any aviation fuel available?

Yes, Avgas and Jet A1 will be available with Visa and Mastercard access.

Who maintains the airport grounds?

The grounds will be maintained by the airport manager. This cost will be borne by the Body Corporate. The individual hangar sites will be maintained by each owner.



*Proposed plan - subject to change